

TIGER ISLAND RETREAT

CHIEFLAND, FL | LEVY COUNTY

83 ± AC TOTAL





In these difficult times, if you are looking for a secure and secluded area to social distance, this property is it! This recreational retreat is an entirely self-sufficient, 3 bedroom/2 bath house on 83 ± acres of woods and swamp. It has a private well and septic, and a Generac generator powers the whole house.

The outdoor enthusiast will enjoy hunting for abundant deer, turkey, and hogs and fishing in the two small ponds on the property. The property is part of the Tiger Island Sportsman's Club Owners Association, founded in 1990.

It is over 7,000 ± acres divided into parcels ranging from 30 to over 100 acres, all of which are privately owned. Tiger Island has gated entries, and each owner is issued a key for both the Buck Trail (north) and Clayton Road (south) gates.

Currently, annual road maintenance dues are \$250 per parcel; adjoining parcels owned by the same person/group are \$100 for each additional parcel.

Tiger Island is located in Levy County just across the paved road from the Lower Suwannee National Wildlife Refuge and only 12 ± miles northeast of Cedar Key, Florida.



Back Porch



Generator Shed



SPECIFICATIONS & FEATURES

Acreage: 83 ± AC

Sale Price: \$675,000

Price per Acre: \$8,132.53

Site Address: 3351 SW Gator Walk Avenue,
Chiefland, FL 32626

County: Levy

Road Frontage: Frontage on Gator Walk Avenue -
private road

Lake Frontage: Small quarter-acre pond at home
site

Uplands/Wetlands: 41% upland; 59% wetland

Water Source: Well

Game Populations: Deer, turkey, hogs, fish

Structures: 2017 cracker style log home,
3 BR/2 BA, 1,728 ± SF heated & cooled,
3,904 ± SF under roof

Taxes: \$3,721.94 for 2019

Fencing: Around the house only

Zoning/FLU: Agricultural

Land Cover: Forested, swamps

Amenities: 3 BR/2 BA house, Generac generator,
fireplace, wrap around screened porch, fenced yard,
covered carport, gated entry

Current Use: Homesite, recreational, off the grid
property

Potential Use: Off the grid retreat, recreation,
hunting

General Points of Interest: 12 ± miles to Cedar Key

Off the grid retreat,
recreation, and
hunting camp!

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 1982300000 & 1981900000

GPS Location: 29.281103, -83.001019

Driving Directions: 21 ± miles south of Chiefland on CR 347 in gated subdivision.

Showing Instructions: Property is located in gated subdivision. Contact Advisor Jeff Bewsher, 352.317.0586, to learn more or schedule a showing.

3 BR/2 BA House
on 83 ± AC of
Woods and Swamp











SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, Florida 33801

83 ± AC • Secure and secluded recreational retreat
3 BR/2 BA home completely self-sufficient and off the grid
12 ± miles to Cedar Key

Visit SVNsaunders.com & Search For: **Tiger Island**

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